

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2678	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Replacement of windows and doors, removal of garage door and replaced with window, new mono pitch and flat roof over existing entrance and garage, re-roofing existing conservatory and internal alterations		
Site:	35 Hickmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BN, , ,		
Validation Date	20 Oct 2025	Overall Expiry Date:	13 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Nov 2025
Target Date:	15 Dec 2025	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
--	--	-------------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	1 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2678

**35 Hickmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BN, ,
Replacement of windows and doors, removal of garage door and replaced with window, new
mono pitch and flat roof over existing entrance and garage, re-roofing existing conservatory and
internal alterations
Mrs Victoria Boorer**

SUMMARY OF REPRESENTATIONS

One letter of representation was received. These raised concerns regarding the potential business use of the property in the future.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objections to this application.

INTRODUCTION

Planning permission is sought to replace windows and doors, to replace a garage door with a window, to install a new mono pitch and flat roof over the existing entrance and garage, and to re-roof the existing conservatory.

RELEVANT PLANNING HISTORY

08/01785/LDC- Construction of a new memorial wall with associated paving and seats. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed development cannot be taken into account. Permission.

SITE AND SURROUNDINGS

35 Hickmans Lane is a two-storey dwelling. It is constructed of red brick, with white upvc windows and a pantile roof. The property benefits from a conservatory to the rear.

The property is located within the built-up area boundary of Lindfield. Neighbouring properties are located to the east and west. Highway is located to the south. To the south of the site is the West Common Stream. A public footpath is located to the north.

APPLICATION DETAILS

The application seeks planning permission to replace windows and doors, to remove a garage door and replace this with a window, to install a new mono pitch and flat roof over the existing entrance and garage and to re-roof the existing conservatory.

Firstly, it is proposed to install a new mono pitch and flat roof over the existing entrance garage. This would have a maximum height of some 3.6 metres and a height to the eaves of some 2.8 metres. This would be finished in tiles to match.

Regarding the front elevation, it is proposed to brick up the existing garage door and install a window on the front (southern) elevation. This would be finished in facing brickwork to match the existing property. It is proposed to replace no. 3 upvc windows with conservation style upvc windows and to install a new

front door on the front (southern) elevation. To replace a window on the ground floor front (southern) elevation, it is proposed to build the wall up in matching face brickwork. In addition, it is proposed to replace the horizontal weatherboarding at first floor level with hanging tiles to match the existing.

Regarding the side (western) elevation, it also proposed to replace no. 3 upvc windows with conservation style upvc windows.

Regarding the rear (northern) elevation, it is proposed to replace the existing conservatory roof. The roof would have a hipped pitch and would be finished in tiles to match. Furthermore, it is proposed to replace a window in the conservatory by building the wall up in matching face brickwork. In addition, it is also proposed to replace no. 4 upvc windows with conservation style upvc windows, to install no.2 conservation style doors and to build the wall up in matching face brickwork. Finally, it is proposed to replace the horizontal boarding at first floor level with hanging tiles to match the existing.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Lindfield and Lindfield Rural Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26: Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies.

No relevant policies

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan was made in 2016.

Relevant policies:

Policy 7: Areas of Townscape Character

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the

Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on the character of the area
- Neighbouring amenities
- Biodiversity Net Gain

Design and Impact on the character of the area

DP26 of the District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution'*

Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan relates to areas of townscape character and states that:

'Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.

Principle DG51 of the MSDC Design Guide relates to rear extensions and states that:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the

existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

Principle DG52 of the MSDC Design Guide relates to roof extensions and states that:

'The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

The proposed roof extension would be an appropriate scale and would be subordinate in size to the existing dwelling. It is considered that the crown roof design would coordinate well with the existing property. Whilst it is considered that there is a clear rhythm to the roofs within the private lane, the loss of the flat roof element is considered minor and is not considered to be controversial as similar crown roofs can be found within the street scene. Furthermore, the proposal is considered an improvement on the existing roof design as it would help create a more cohesive appearance. Regarding the replacement of the garage door with a window, no.39 Hickmans Lane has completed similar works, so this aspect of the proposal is not considered harmful to the street scene. In respect of replacing the existing horizontal weatherboarding with hanging tiles on the first-floor elevation, the Lindfield Village Design Statement identifies hung clay tiles on elevations as traditional materials used in the area.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan, principles DG49, DG50 of the Mid Sussex Design Guide SPD.

Impact on Residential Amenity

In terms of impact upon neighbouring amenities, Policy DP26 in part seeks to ensure that development: *'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see DP29);'*

To the east is 37 Hickmans Lane. Given the modest nature of the proposal and that this neighbour would be offset from the development by some 2.4 metres, it is not considered that the proposal would be harmful to the light and outlook of this neighbour. As no windows are proposed on the side elevation it is not considered that the proposal would give rise to significant overlooking concerns.

To the west is 25 Finches Park Road. Given the modest nature of the proposal and that development would be offset from the shared boundary by some 13.8 metres, it is not considered that the proposal would be harmful to the light and outlook of this neighbour. As no windows are proposed on the side elevation it is not considered that the proposal would give rise to significant overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan and policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin